

## **Land Bank Board of Trustees Meeting**

**February 16, 2016  
City Commission Room, 700 N. Jefferson, Junction City KS 66441**

**Mick McCallister  
Michael Ryan  
Pat Landes  
Jim Sands  
Phyllis Fitzgerald**

### **1. 6:50 P.M. - CALL TO ORDER:**

### **2. NEW BUSINESS:**

- [a.](#) Consideration of Land Bank Minutes for December 1, 2015 Meeting. (p.2)
- [b.](#) Consideration of Land Bank Trustees Resolution No. 1-2016 Authorizing the Chair and Secretary to sign the Special Warranty Deed conveying Lots 1 through 12, Block 1, Chisholm Trail Addition of Junction City, Kansas, to R & R Developers, Inc. (p.4)
- [c.](#) Discussion about Offering Land Bank Property as an Incentive for Economic Development by Greg Miller, Economic Development Commission. (p.8)

### **3. ADJOURNMENT:**

## **Land Bank Board of Trustees Meeting**

### **Backup material for agenda item:**

- a. Consideration of Land Bank Minutes for December 1, 2015 Meeting.

## **JUNCTION CITY LAND BANK BOARD OF TRUSTEES MINUTES**

December 1, 2015

5:00 p.m.

### **CALL TO ORDER**

A meeting of the Junction City Land Bank Board of Trustees was held on Tuesday, December 1, 2015 with Chairman Mick McCallister presiding.

The following members of the Land Bank were present: Phyllis Fitzgerald, Mick McCallister, Pat Landes, and Michael Ryan. Staff present was: Allen Dinkel, Cheryl Beatty, and Tyler Ficken.

### **NEW BUSINESS**

Consideration of Land Bank Minutes for September 15, 2015, October 6, 2015, and October 26, 2015. Trustee Landes moved, seconded by Trustee Ryan to approve Land Bank Minutes for September 15, 2015, October 6, 2015, and October 26, 2015. Ayes: Fitzgerald, Landes, McCallister, and Ryan. Nays: None. Motion carried.

Consideration of the Acceptance of the Offer to Purchase of Twelve (12) lots from the Junction City Land Bank (Lots 1 through 12, Block 5 of Deer Creek Addition Unit No. 3, which are the twelve lots on the east side of Wolf Court, south of Ash Street. Trustee Landes moved, seconded by Trustee Fitzgerald to approve the offer with R & R Developers in the amount of \$57,000. Ayes: Fitzgerald, Landes, McCallister, and Ryan. Nays: None. Motion carried.

### **ADJOURNMENT**

Trustee Fitzgerald moved, seconded by Trustee Ryan to adjourn at 7:37 p.m. Ayes: Fitzgerald, Landes, McCallister, and Ryan. Nays: none. Motion carried.

APPROVED AND ACCEPTED THIS 5TH DAY OF JANUARY AS THE OFFICIAL COPY OF THE JUNCTION CITY LAND BANK BOARD OF TRUSTEES MINUTES FOR DECEMBER 1, 2015.

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Tyler Ficken, Secretary

Mick McCallister, Chairman

## **Land Bank Board of Trustees Meeting**

### **Backup material for agenda item:**

- b. Consideration of Land Bank Trustees Resolution No. 1-2016 Authorizing the Chair and Secretary to sign the Special Warranty Deed conveying Lots 1 through 12, Block 1, Chisholm Trail Addition of Junction City, Kansas, to R & R Developers, Inc.

**City of Junction City**  
**Land Bank Board of Trustees/City Commission**  
**Agenda Memo**

February 16, 2016

**From:** David L. Yearout, AICP, CFM, Director of Planning and Zoning

**To:** Land Bank Board of Trustees/City Commission & Allen Dinkel, City Manager

**Subject:** Land Bank Lots Sale to R & R Developers, Inc. - Resolution

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**Issue:** Consideration of the Resolution to Authorize the execution of the Special Warranty Deed to convey the Twelve (12) lots from the Junction City Land Bank (Lots 1 through 12, Block 1, Chisholm Trail Addition, which is the replat of Lots 1 through 12 of Block 5 of Deer Creek Addition Unit No. 3) and authorized the Chairman and Secretary of the Junction City Land Bank to sign said Special Warranty Deed.

**Explanation of Issue:** The Junction City Land Bank accepted an Offer to Purchase twelve (12) lots from the inventory of Land Bank lots from R & R Developers, Inc., on December 1, 2015. The specific lots are described above.

The subsequent contract for the sale of the twelve lots was for \$57,000.00 each, with the following conditions:

1. The City respread the outstanding Special Assessments on these lots for a new 20-year period beginning with the tax bills that will be presented in November, 2016.
2. The Land Bank provide a standard ALTA Owner's Policy of Title Insurance, with costs for said Title Policy and closing costs to be paid exclusively by the purchaser.
3. The Land Bank authorizes the purchaser and/or his Engineer to "replat" these 12 lots to reconfigure lot sizes consistent with the desires of the purchaser, with all costs associated with the "replatting", including surveying, engineering and recordings, to be paid by the purchaser.
4. Closing to be within ten (10) days following the recording of the replat of the property as noted above.
5. The purchaser be solely responsible for arranging and paying for the extension of gas and electric utility mains to serve these lots.

All of these conditions have been met. The replat of the property, named the Chisholm Trail Addition to Junction City, Kansas, was recorded on February 15, 2016. The closing has been scheduled for February 23, 2016, at 11:00 a.m. at JCAT offices.

The attached Resolution No. 1-2016, which authorizes the Chair and Secretary to sign the Special Warranty Deed for the sale of these lots to R & R Developers. Staff recommends the Land Bank Board of Trustees approved the Resolution.

**Suggested Motion:**

Trustee \_\_\_\_\_ moved the Junction City Land Bank Board of Trustees approve Resolution No. 1-2016, authorizing the Chair and Secretary to sign the Special Warranty Deed for the sale of these lots to R & R Developers.

Trustee \_\_\_\_\_ seconded the motion.

**Enclosures:**

Copy of Resolution No. 1-2016

**JUNCTION CITY LAND BANK BOARD OF TRUSTEES**

**RESOLUTION NO. 1-2016**

**A RESOLUTION AUTHORIZING THE CHAIRMAN OF THE BOARD OF TRUSTEES OF THE JUNCTION CITY LAND BANK TO EXECUTE A SPECIAL WARRANTY DEED CONVEYING PROPERTY TO R&R DEVELOPERS, INC.**

**BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE JUNCTION CITY LAND BANK, THAT:**

1. The Chairman of the Board of Trustees of the Junction City Land Bank is hereby authorized to sign, and the Secretary attest and deliver the Special Warranty Deed conveying Lots 1 thru 12, Block 1, Final Plat of Chisholm Trail Addition, being a replat of Lots 1 thru 12, Block 5, Deer Creek Addition Unit No. 3, in the City of Junction City, Geary County, Kansas, to R&R Developers, Inc.
2. The Chairman and other officials of the Junction City Land Bank are authorized and directed to execute and deliver such other documents and agreements as such officials deem necessary or appropriate to carry out the foregoing resolution.

**PASSED AND ADOPTED BY THE BOARD OF THE JUNCTION CITY LAND BANK THIS 16<sup>th</sup> DAY OF FEBRUARY, 2016.**

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**Mick McCallister, Chairman**

**ATTEST:**

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**Shawna Settles, Secretary**

## **Land Bank Board of Trustees Meeting**

### **Backup material for agenda item:**

- c. Discussion about Offering Land Bank Property as an Incentive for Economic Development by Greg Miller, Economic Development Commission.



# **City of Junction City**

## **Land Bank**

### **Agenda Memo**

02/12/2016

**From:** Allen J. Dinkel, City Manager  
**To:** Land Bank  
**Subject:** **Greg Miller, Economic Development**

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**Objective:** Greg would like to speak to the Land Bank Board about Land Bank property to be offered as an incentive for economic development.